

2016-089 City of Chattanooga  
June 13, 2016

## RESOLUTION

WHEREAS, Thomas Austin petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-1 Residential Zone, R-4 Special Zone and M-1 Manufacturing Zone to R-4 Special Zone, property located in the 3900 block of Kelly's Ferry Road.

An unplatted tract of land located in the 3900 block of Kelly's Ferry Road being the property described in Deed Book 6518, Page 354, ROHC. Tax Map 154H-A-004 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on June 13, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, there was opposition present to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

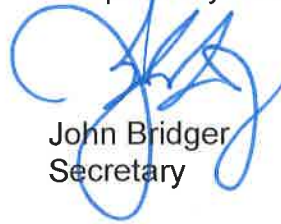
AND WHEREAS, the Planning Commission has determined that the proposal would not set a precedent for future requests in the area based on the location and size of this unique site.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on June 13, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the following conditions:

1. The attendance of a pre-submittal meeting set up through the Chattanooga Land Development Office.
2. A Traffic Impact Study to be provided to the Chattanooga Department of Transportation prior to pre-submittal meeting.
3. Building height not to exceed four stories.
4. Residential density not to exceed eight dwelling units-per-acre.
5. Permitted uses are limited to residential uses only.

6. No land disturbance allowed within 200' of Kelly's Ferry Road, except to allow a secondary entrance as approved by the Chattanooga Transportation Department.
7. No multi-family building within 100 feet of Francis Street.
8. Emergency gate entrance only at Kelly's Ferry Road.

Respectfully submitted,



John Bridger  
Secretary



## 2016-089 Rezoning from R-1, R-4 and M-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-089: Approve, subject to the list of conditions listed in the Planning Commission Resolution.



474 ft

